THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19511

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 316 Waterloo Avenue and legally described as Lot 23, Registered Plan 34, City of Guelph, County of Wellington (File ZC1116).

WHEREAS Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property described as Lot 23, Registered Plan 34, City of Guelph, County of Wellington, municipally known as 316 Waterloo Avenue, from the existing R.1B (Residential Single Detached) Zone to a specialized R.1B-44(H) (Residential Single Detached) Holding Zone to permit the development of a Coach House as a second accessory dwelling unit.
2. Section 5.1.3.2 of By-law (1995)-14864, as amended, is hereby further amended by adding the following new subsection 5.1.3.2.44

5.1.3.2.44 R.1B-44(H)

As shown on Defined Area Map Number 15 of Schedule "A" of this ***By-law***.

5.1.3.2.44.1 Permitted ***Uses***

In addition to the permitted ***Uses*** in Section 5.1.1 of Zoning ***By-law*** (1995)-14864, the following additional ***Use*** shall be permitted:

- ***Coach House***

The following definition shall apply in the R.1B-44 ***Zone***:

Coach House shall mean a one unit detached residence containing bathroom and kitchen facilities that is located on the same ***Lot***, but

is subordinate to an existing residential ***Dwelling Unit***, and is designed to be a permanent unit.

5.1.3.4.44.2 Regulations

In accordance with the provisions of Section 4 and Section 5.1.1 and 5.1.2 of ***By-law*** Number (1995)-14864, as amended, with the following exceptions and additions:

5.1.3.4.44.2.1 ***Gross Floor Area***:

The maximum ***Gross Floor Area*** of the ***Coach House*** shall not exceed 96 square metres.

5.1.3.4.44.2.2 Minimum ***Side Yard***:

1.1 metres.

5.1.3.4.44.2.3 Maximum Number of Bedrooms in ***Coach House***

2 bedrooms.

5.1.3.4.44.2.4 Maximum ***Building Height*** of ***Coach House***

1 ***Storey***.

5.1.3.4.44.2.5 Off-street Parking:

5.1.3.4.44.2.5.1 In addition to the requirements of Section 4.13 where a ***Coach House*** has been provided in addition to the main ***Dwelling Unit***, a total of 3 ***Parking Spaces*** shall be required for the property.

5.1.3.4.44.2.5.2 1 of the ***Parking Spaces*** outlined in Section 5.1.3.4.43.2.5.1 shall be devoted for the exclusive use of the ***Coach House***.

5.1.3.4.44.2.6 Number of ***Buildings*** Per ***Lot***:

Despite Section 4.4, a ***Coach House*** is permitted on the same ***Lot*** as the main ***Dwelling Unit*** in the R.1B-44 Zone.

5.1.3.2.44.2.7 Notwithstanding the ***Uses*** permitted in Section 5.1.1, a ***Coach House*** located in the R.1B-44 Zone shall not be occupied by a ***Home Occupation*** or an ***Accessory Apartment***.

5.1.3.4.44.3 Holding Provision Conditions

Prior to the removal of the holding symbol "H", the owner shall

complete the following conditions to the satisfaction of the City:

1. The City shall receive a Record of Site Condition from the Ministry of Environment showing the site has been properly rehabilitated.
2. The owner enters into an agreement, registered on title, containing the conditions of approval endorsed by Council.

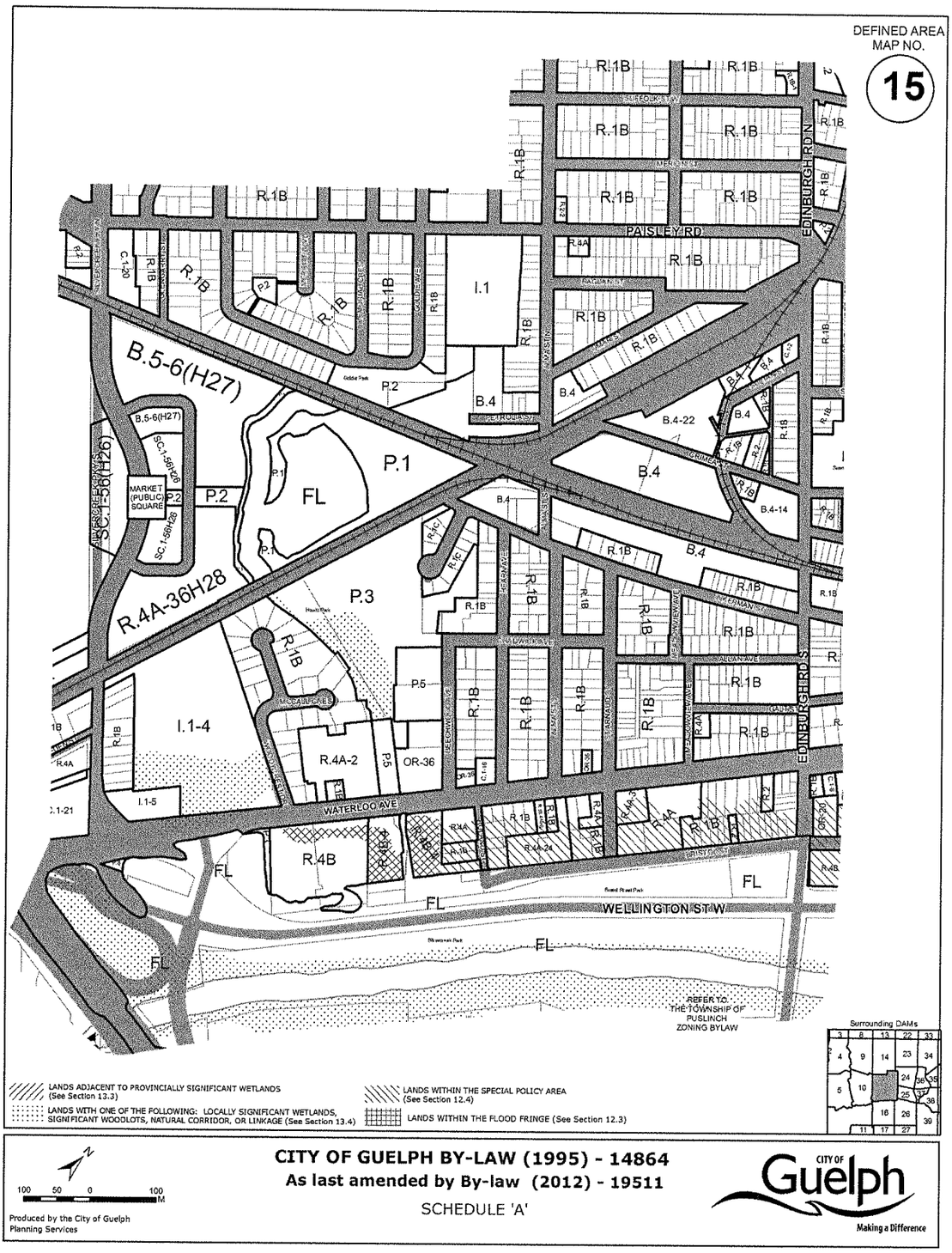
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 15 and substituting therefore a new Defined Area Map 15 attached hereto as Schedule "A".
4. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this SEVENTEENTH day of DECEMBER, 2012.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO - DEPUTY CITY CLERK

SCHEDULE "A"


DEFINED AREA MAP NO. 15
PAISLEY RD
EDINBURGH RD N
EDINBURGH RD S
WELLINGTON ST W
WATERLOO AVE
B.5-6(H27)
SC.1-56(H26)
R.4A-36H28
P.1
P.2
P.3
P.5
FL
I.1
I.1-4
I.1-5
R.4A-2
OR-36
R.4B
B.4
B.4-22
B.4-14
MARKET (PUBLIC) SQUARE
REFER TO THE TOWNSHIP OF PUSLINCH ZONING BYLAW
Surrounding DAMs
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2012) - 19511
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19511

1. By-law Number (2012)-19511 has the following purpose and effect:

This By-law authorizes a Zoning amendment affecting the lands municipally known as 316 Waterloo Avenue in the City of Guelph. The proposed zoning amendment would rezone the site from the R.1B (Residential Single-Detached) Zone to a new Specialized R.1B-44(H) (Residential Single-Detached) Zone with a holding provision. This zoning would permit a coach house as a second accessory dwelling unit.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on December 3, 2012.

Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 519-837-5616, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2012)-19511 applies:

